

the larger Rock River watershed, in the western portion of Waukesha County. A prospectus for preparation of a comprehensive plan for the Oconomowoc River watershed was completed by the Regional Planning Commission in 1977, but the planning effort was never undertaken.

Lilly Creek Watershed Plan: A stormwater management and flood control plan for the Lilly Creek subwatershed, which encompasses approximately six square miles in the Village of Menomonee Falls, was completed in 1993. The plan is documented in SEWRPC Community Assistance Planning Report No. 190, A Stormwater Management and Flood Control Plan for the Lilly Creek Subwatershed, Village of Menomonee Falls, Waukesha County, Wisconsin. The plan, prepared at the request of the Village, refines and details the previously adopted comprehensive plan for the Menomonee River watershed and consists of three elements: a stormwater management plan element, a water quality management plan element, and a flood control plan element. It also contains specific recommendations for the development of stormwater management facilities, abatement of nonpoint source pollution, the control of streambed erosion and scouring, and flood control.

Regional Airport System Plan

The adopted regional airport system plan, set forth in SEWRPC Planning Report No. 38, A Regional Airport System Plan for Southeastern Wisconsin: 2010, 1987, recommended a coordinated set of airport facility and service improvements intended to provide the Region with an airport system able to serve the commercial and general aviation needs of the area in an efficient and cost-effective manner. With respect to Waukesha County, the plan recommended that Crites Field, operated by Waukesha County, be upgraded from the Basic Transport to a General Utility-Stage II airport classification and continue to serve as the principal airport in the County. This would allow the airport to accommodate larger aircraft, including corporate jets. The recommended major improvements required to upgrade the airport, extending the primary runway and taxiway, installing airfield lighting and navigational aids, and expanding the terminal and storage area, have been completed; the airport is now classified, and functions, as General Utility-Stage II facility.

The regional airport plan also recommended that Capitol Airport be upgraded and designated as a Basic Utility-Stage II facility in order to serve

aviation demand in northwestern Milwaukee County, northeastern Waukesha County, and southern Ozaukee and Washington Counties. Most of the recommended improvements have now been completed; Capitol Airport is now classified, and functions, as a Basic Utility-Stage II facility.

Under the guidance of the Technical Coordinating and Advisory Committee on Regional Airport System Planning, a reevaluation and update of the regional airport system plan by the Regional Planning Commission was under way in 1994. The reevaluation of the regional airport system plan was conducted concurrently with a reevaluation of the Statewide airport system plan being undertaken by the Wisconsin Department of Transportation. Like the first- and second-generation regional airport system plans, the purpose of the reevaluation and update is to identify the number, type, and role of those airports required to accommodate the existing and probable future aviation demand in Southeastern Wisconsin. The plan update will provide overall recommendations that address the development, physical improvement, and protection of a basic system of essential airports that serve the commercial, business, recreational, military, sport, instructional, and personal aviation needs of the Region.

Regional Housing Plan

The adopted regional housing plan, set forth in SEWRPC Planning Report No. 20, A Regional Housing Plan for Southeastern Wisconsin, completed in 1975, represented a concerted effort to identify the nature and extent of the housing problems within the Region, assess the overall effectiveness of past attempts to resolve these problems, and develop an areawide housing plan to meet identified housing needs of the Region.

Importantly, the housing plan provided a set of agreed-upon regional housing objectives and a supporting set of standards pertaining to the provision of decent, safe, and sanitary housing for the Region. These objectives and standards still provide a sound framework and point of departure for the preparation of the housing element of the Waukesha County development plan.

COUNTY PLANS

Countywide plans which are most relevant to the preparation of the Waukesha County development plan include the County agricultural land preservation plan, the County solid waste management

plan, and the County overall economic development plan.

County Agricultural Land Preservation Plan

The Waukesha County Park and Planning Commission prepared a County farmland preservation plan in 1981, set forth in a report entitled Waukesha County Agricultural Land Preservation Plan, prepared by the Waukesha County Park and Planning Commission. That plan was adopted by the Waukesha County Board of Supervisors in November, 1984. The plan is intended to help protect environmentally sensitive lands and sustain the agricultural base of the County while allocating certain lands to urban use in accordance with anticipated needs. The key components of the plan include an inventory of the natural resource and land use base in Waukesha County; agricultural land preservation goals and policies; population and land utilization forecasts; and recommended areas for agricultural land preservation, transition from agricultural use to urban uses, and natural resource preservation. The farmland preservation recommendations of the County plan have been incorporated into the third-generation regional land use plan.

The Waukesha County farmland preservation plan was prepared in accordance with the planning guidelines of the Wisconsin Farmland Preservation Program, established by the State Legislature in 1977. That program combines planning and zoning provisions with tax incentives for promoting the preservation of farmland. Under that program, owners of farmland in "urban" counties, including Waukesha County, are eligible to participate in the program only if their land has been placed in a State-certified exclusive agricultural zoning district. County farmland preservation plans, such as that adopted by Waukesha County in 1984, are intended to provide the basis for the application of such zoning.

County Solid Waste Management Plan

The Waukesha County solid waste plan, updated in 1994 and set forth in a report entitled Waukesha County Solid Waste Management Plan, prepared by the firm of Gershman, Brickman, and Bratton, examined current and potential solid waste management systems in the County and sets forth objectives to fulfill the long-term disposal capacity requirements of municipalities in the County, with an emphasis on waste reduction and recycling to the maximum extent feasible. The plan provides an inventory of existing conditions with respect to landfills, recycling activity, yard waste processing, reuse of construction and demolition debris, and

public education efforts. It recommends eight basic management measures for solid waste disposal in Waukesha County. Consistent with Wisconsin's solid waste management policy, these measures include: 1) waste reduction through decreased use of packaging; on-site management of yard waste; and recycling of clothing, appliances, household items, and construction materials, 2) expansion of the existing residential recyclables processing facility, 3) municipal solid waste composting of decomposable organic matter in the waste stream, 4) yard-waste management and composting at a centralized processing facility serving the County, 5) waste-to-energy conversion at a proposed Waukesha County-owned facility, 6) landfilling, 7) collection of household hazardous wastes, and 8) recycling of such construction and demolition debris as metals, wood, asphalt, concrete, rocks, and the like. The plan contains no recommendations for the expansion of existing, or for the establishment of new, landfill sites within the County.

County Economic Development Plan

In 1984, the Waukesha County Board of Supervisors requested that the Regional Planning Commission assist the County in the preparation of an overall economic development program for the County, partly because the County was eligible to apply for Federal grants to support public works and other facility development which would result in the creation of permanent jobs. The plan is documented in SEWRPC Community Assistance Planning Report No. 118, Waukesha County Overall Economic Development Program Plan, 1985. The plan identifies historic economic development and related activities in the County; inventories and analyzes the economic development-related physical, social, and economic characteristics of the County; identifies economic development potentials and constraints in the County; and identifies the initial elements of an economic development program designed to help improve economic conditions in the County. The plan sets forth five general objectives: 1) establishment of an ongoing County economic development program and agency, 2) retention of existing business establishments, 3) attraction of new employers to the County, 4) development of existing County resources to facilitate business expansions and start-ups, and 5) improvement of existing community facilities and services.

The overall economic development program plan provides a framework for the County's economic development efforts, carried out through the Wau-

Waukesha County Economic Development Corporation. Aspects of the overall economic development program plan have been periodically updated by the County economic development corporation staff, the most recent update being the issuance of a report entitled A Strategic Planning Analysis of Waukesha County, November 1991.

LOCAL PLANS

Many of the cities, villages, and towns in Waukesha County have prepared local land use plans or plan components which warrant careful consideration in the formulation of the County development plan. An inventory and analysis of those local land use plans provides insight into which communities in the County are most actively involved in land use planning, and importantly, in refining and detailing the regional land use plan. The County development planning process should give due consideration to such local plans in order to achieve a locally acceptable and implementable land use plan for the County.

In order to maintain effectiveness and usefulness, local master plans or land use plans should be formally adopted by the local plan commission and endorsed by the local governing body. In decisions pertaining to land use regulatory matters such as subdivision review, site plan review, and rezoning requests, among others, a duly adopted community master plan is intended to serve as a rational basis for informed decision-making by a local government body. Such plans, no matter how well prepared, are of reduced value in plan implementation actions, particularly controversial actions in which a legal challenge to the community is possible, if they are not formally adopted by the local plan commission.

As of December 1994, 28 of the 38 communities in Waukesha County, six cities, 12 villages, and 10 towns, had prepared a comprehensive "master" plan or the land use element of such a plan. Thirteen of those communities, four cities, five villages, and four towns, have updated their plans since 1990. As indicated in Table 62 and shown on Map 69, of the 28 communities in Waukesha County that have prepared master plans, 24 have formally adopted such plans. As indicated in Table 62 and shown on Map 69, of the 28 communities in Waukesha County that have prepared master plans, 24 have formally adopted the plans and one community completed a plan being considered for adoption in 1994.

Locally Planned Land Use

Under the County development planning program, existing land use plans were collated and analyzed to identify the pattern of land use proposed in such plans. Under Wisconsin Statutes, cities and villages are authorized to prepare plans for areas beyond their corporate limits. As a result, certain lands in the unincorporated area of the County are subject to both extraterritorial city or village plans and to town plans. Accordingly, it was necessary in this analysis to examine local plans on two levels. The first level of analysis took into account the land use plan of each community as it pertains to its existing corporate limits, extraterritorial planning notwithstanding. The second level took extraterritorial planning into account.

To facilitate the Countywide analysis of local land use plans, land use categories contained in local plans were classified into appropriate generalized plan categories. In this generalized classification, "urban" residential development was defined as residential development that occurs at a density of more than one dwelling unit for every five acres, while "rural" residential development was defined as that which occurs at density of one dwelling unit for every five acres or less. Urban residential development was further classified as high-density, providing less than 6,000 square feet of lot area per dwelling unit; medium-density, providing 6,000 to 19,999 square feet of lot area per dwelling unit; low-density, providing 20,000 square feet to 1.4 acres of lot area per dwelling unit; and suburban-density, providing 1.5 to 4.9 acres of lot area per dwelling unit.

It should be noted that a number of local land use plans include agricultural plan categories, which, in addition to basic agricultural uses, accommodate residential development on lots less than five acres in size. These nominal agricultural areas were properly classified as urban residential for purposes of this countywide analysis of local plans. It should also be noted that a number of local land use plans include plan categories which, in addition to uses for which they are specifically named or intended, provide for other related land uses. For example, some local land use plans include extractive land uses in the "industrial" category.

Locally Planned Land Use within the Framework of Existing Municipal Boundaries: The pattern of locally planned land use within Waukesha County, as set forth in local city, village, and town land use